

COMMITTEE ON JOINT SCHOOL BUILDINGS

August 23, 2005

7:00 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert, Langton, Beaudry, Perry
Aldermen Roy, Porter, DeVries, Garrity, Thibault

Absent: School Committee Member Kelley

Messrs.: T. Clougherty, K. Foley, A. Jefferson

Chairman Herbert addressed Item 3 of the agenda.

Update on the School Facilities Improvement Project.

Tim Clougherty stated I will turn it over to Kevin Foley of Gilbane who will provide us with an update on the past month's activities and we will talk a little bit about how we are going to shape up for school in approximately two weeks and give a little bit of forecasting on what we are going to be doing thereafter.

Kevin Foley, Gilbane, stated we completed our abatement program with the City. We got done with abatement in all of the schools at this point. We are waiting on our final reports so we have our documentation in order so that the City can update their reports. We have been installing flooring in all of the schools that were abated that needed flooring. We are just about complete with the flooring in those schools. There are small areas left to do in most of them – very minor amounts left. We have been proceeding with mechanical and electrical rough-ins throughout the system. At Central High School we have been working on the new elevator in the Practical Arts building and doing extensive punchlist walk throughs involving the City and DMJM, our engineers and architects to try to get the punchlist complete and have a working document to finish punchlisting of the school – the actual physical completion of the school. West High School is in a similar condition. We have been working to complete the roof. The roof should be done by next week and complete. We are working on punchlist items as well as finishing mechanical work. Memorial High School. Ongoing mechanical work has been proceeding. We started the installation of the new flooring in the gym. The mini gym floor is in and needs to be finished. That should be going on in the

next few days and will give us the use of the mini gym while we are waiting for the main gym to be completed. Hillside Middle School. We have been working on punchlists and getting the final MEP issues worked out. The school is essentially complete. Southside Middle School same thing. We are doing interior punchlists and getting the MEP trades complete. Parkside Middle School. We have been working on relocating ductwork on the roof that is causing us some structural issues and working on punchlist items. Wilson Elementary School. There is ongoing mechanical work there. We are putting ductwork and rooftop units in and rooftop HVAC units in. We started painting in that school and we are putting up the ceiling grid. Flooring is complete for the abatement. Beech Street. The abatement is complete finally. The flooring is also complete. We have moved probably 85% to 90% of the furniture back into the building. There is a final above ceiling inspection of the kitchen and we are scheduling the Health Department to inspect the kitchen this week so that it is in operational condition for next week when food service people start receiving their food. We are changing out the lights. The top floor is done. They are probably 60% done on the first floor and still have lights to do on the ground floor. The fire alarm system is being installed or reinstalled. They are hoping to test the fire alarm system early next week. They are going to have all of the devices hung at the end of this week. Hallsville. The painting is ongoing. It should be substantially complete by the end of this week to give us time to make sure that the building has out wells so that we don't have any complaints from the users of the building as we have had in the past. The mechanical equipment is up and running. We are waiting on the final balancing reports. Weston Elementary School. We are painting the cabinets and just finished up the toilet partitions so that school is essentially complete other than doing a walk through with the punchlist. Parker-Varney. We recently completed changing out the fire alarm control panel. That will allow us to now start up the rooftop units so we will have ventilation when school starts. The interior painting is complete or just about complete. We have to do the punchlist at that school as well. Bakersville Elementary School. The abatement is complete. The flooring is probably 75% to 80% complete and should be complete by Monday or Tuesday of next week. The exterior, our disaster area, looks dusty but it is actually proceeding fairly well. We had some shortages of qualified masons this summer. They brought in the lift today and expect to start cleaning that building tomorrow. We are going to get that building site and the building itself cleaned up and ready for school. The interior is being painted now. We are still installing ductwork and will continue working in that school after September at night. Northwest Elementary School. We have completed the flooring and the through wall flashing. The roofer has started today and will be done by next week, which leaves us with a little bit of painting work on the exterior doors to complete that school. Green Acres. Flooring is complete. Painting is nearing completion. Electrical installation is as complete as it can be. The power company was out there today and yesterday transferring power to our new twitch

gear. That will let us complete that school except for the roof. The roof will be done next year during the summer. McDonough Elementary School. The exterior curtain wall replacement is ongoing. We expect by the start of school that we will have the exterior curtain wall complete short of a little bit of caulking and some covers on the window plates and that type of thing. The interior, the flooring will be complete at the end of this week. The furniture is back in the building. They are cleaning the building now. The ceiling grid is up in the hallways so we will start our inspection program and close in those ceilings. The watchword for the upcoming programs seems to be punchlists. We have a number of schools that need inspection that are being inspected. We are working closely with DMJM, the City and the engineers and architects to get the punchlists developed and get the schools wrapped up and get out people's hair. The main goal on the elementary level is to get these schools complete enough so that we are not interfering with the upcoming testing in October. That is our key goal now to make sure that these buildings have quieted down and are ready for true occupancy.

Mr. Clougherty stated a couple of other things I would like to point out from a financial perspective...you have change order 15 and 16 that we just handed out that incorporate several of the changes that were previously approved as well as some other minor changes that have been accommodated within the program. Additionally, there is one major item of abatement that came up at Beech Street School during construction. It was found that the ductwork in some of the areas when the removal and demolition was taken place the ductwork became contaminated and we had to pay additional monies to have that taken out as part of the abatement program so we have some significant additional costs there. We anticipate them to be in the magnitude of \$80,000 to \$100,000 for that school. This is still less than the original estimate that we have provided, but it is more than we had accommodated in the previous change order. It had to be done early in the month of August in order to prevent any disruption to the timeframe for completion and obviously the opening of the schools so you will see something in a change order coming for that that wasn't previously approved and I wanted to make sure that the Committee was aware of that.

Alderman Roy asked the word essentially complete, almost complete, working towards completion, what schools are complete and what schools are not complete at this time.

Mr. Foley answered I guess that would depend on your definition of completion. We talked about being substantially complete where the major portion of the physical work is done. Punchlist items like matching the paint or the door that doesn't quite latch correctly and those types of things still have to be done but if you look at the program and it varies by school. I talked about buildings that are in the punchlist stage as being essentially complete.

Alderman Roy stated let me revise that. Contractually complete. Where do we stand with where Gilbane stands with the contract of what was expected for the opening of school this year?

Mr. Foley responded we are running late at Central, West and Memorial.

Alderman Roy asked how late on each school.

Mr. Foley answered currently we are projecting about 30 days.

Alderman Roy asked on all three. Would the City side concur with that?

Mr. Clougherty stated I think we are looking at October for Central. We are probably about 30 days late on West and November for Memorial if I recall correctly.

Alderman Roy asked so we are not looking at 30 days per we are looking at a considerable amount of time at Memorial, a little less at Central and a little less than that on West.

Mr. Clougherty stated West is September 28 according to the current schedule, Central is November 2 and Memorial is November 21.

Alderman Roy asked what is the cause for the delays.

Mr. Foley answered a variety of issues. We have found a lot of interesting things as we have done these schools. Not all of them were foreseeable. We were dealing in some cases with a lot more work than we anticipated.

Alderman Roy asked Tim what is the educational impact.

Mr. Clougherty answered from an operational perspective we have worked with Gilbane and we have worked with School Administration and the school principals in order to accommodate any of the disruptions that are currently being projected. For example, we reported at the Building & Sites Committee last night that there are going to be some complications with completion of the gym floor at Memorial High School. We expect that to last about 30 days and we are working closely with Frank Bass, Bill Sanders and Arthur Adamakos in order to make sure that they can accommodate those disruptions. The new gymnasium, the mini gymnasium will be complete at that point so it somewhat mitigates the absence of the usability of the large gymnasium but that is just an example of one of the disruptions that we are able to accommodate. At this point in time this is a very

critical time being August 23. I think school starts in about 10 days. It is a day-to-day thing that we are going to be watching. I am going to be out in the schools every day for the better part of the next three weeks to make sure that things are going smoothly and things are going as projected and that our custodial operations are coordinated along with the construction clean up effort. Right now we met with Gilbane yesterday morning and went through every single school with School Administration. We highlighted potential areas of problems. We talked about other lowlight areas but the biggest impacts we are going to see are at Memorial. That is from a contractual perspective. At Beech Street School we also have an issue with the gymnasium floor. Again, we are working with the principal and school administration there in order to accommodate those disruptions but we don't see anything at this point in time that will impact the educational program for the schools.

Alderman Roy stated I apologize to my colleagues because I know we have a lot of questions. We covered the three high schools. Middle schools and elementary – are any of those set to be done that are not done or are late at this time besides problems at Beech Street?

Mr. Foley responded no. For the most part we are actually ahead of schedule on the elementary schools. I don't see where we are going to have any issues in terms of having the elementary schools cleaned and ready for September 6.

Alderman Roy asked and the City concurs.

Mr. Clougherty answered I will let you know in a few days. Like I said if you take a walk through any of the schools...I mean we go through this every year at this point. I am going to get a lot of phone calls towards the end of this week and the middle of next week saying Tim these places are never, ever going to be ready. If you went in to Bakersville right now, Wilson and to some respects Beech you would never believe they will be ready but they will be ready. It is a matter of making sure that the cards fall where they need to and that has to be a choreographed effort on a day-to-day basis at this point in time. I am confident that it can be done and we are going to work toward that end.

Alderman Thibault stated I guess that answers a lot of the questions that I had. I want to go back, Tim, to something that I brought up at the last meeting regarding Parkside and the noise problem that was over there with the HVAC or air conditioning or whatever it was. I would just like to ask you one thing. When they refurbish these schools and maybe even when they build them, why is it that they put this big machinery, if you will, on the side where there are people living rather than put them on the other side of the school for instance? Had they put all of this machinery on the Gossler side of the hill there would be no problem but the

noise level is certainly...I won't say it is real bad but it is not great I will tell you. I have had some people that have sold their houses because they were just fed up with the noise and there seems to be nothing that can be done. Has anything been looked at on that and is there any way to abate that noise even further?

Mr. Clougherty responded things have been done. We have been looking at that issue. We have been looking at the issue of the noise that these units make. I don't want to say program wide but there is a high percentage of the units that are creating a lot of noise. Gilbane is looking at sound attenuators to mitigate the noise. This unit in particular, if the noise is objectionable once all of those things are done we have other measures that can be taken should the Committee feel it necessary at that point in time. In order to deliver air to wing A of the school, which is on the south side of the building, it is next to impossible to put the unit on say wing B on the north side of the building and run ductwork either clear across the roof or down into the building and all the way across in order to feed that. So the units that you see on these schools are generally feeding the spaces directly below them. That is the most economical and efficient way to do it from a mechanical perspective.

Alderman Thibault replied I can understand that. However, it is extremely difficult for somebody who has had a house there for 30 or 40 years to all of the sudden be faced with that kind of a problem and that is where I am coming from.

Mr. Clougherty responded the issue is not going away until we come here and tell you that there is nothing else we can do. It is still on our plate and we are still working on it.

Alderman Thibault stated in talking to someone that does this type of work he tells me that there is some kind of a louvered fake wall that you can put in front of these units that will cut it down by 30% or 40% he tells me. They put some kind of louvered fake wall in front of it.

Mr. Clougherty responded I know exactly what you are talking about. They have those type of walls actually at the Dartmouth Medical Center off of Wellington Road.

Alderman Thibault asked does that work.

Mr. Clougherty answered they are traditionally more aesthetic than they are from a sound attenuation perspective. What we do on the unit that you are talking about is to install a muffler or a baffle on the exhaust of the unit. So it absorbs some of the sound but still allows the air to flow through and not restrict it.

Alderman Thibault asked so it is something that we can look at a little further.

Mr. Clougherty answered we actually have proposals on our plate to attenuate that sound but until we know that Gilbane is done with all of their measures, attenuating the unit, we don't want to go and say we should spend \$5,000 or \$6,000 or \$8,000 to do that. Is that correct, Kevin?

Mr. Foley stated yes. We are currently balancing those units so it is a matter of slowing them down or speeding up the fans and trying to get them balanced so that we can have what our "final readings" will be on the sound. We have a proposal, an engineered solution that we think will work but we want to make sure that we have the balancing done before we get to that point because it is an expensive option and it doesn't necessarily help the unit any. Obviously, the neighbors have their rights to and we have to respect them.

Alderman Thibault stated one more thing Tim and I don't know if this should be directed to you but in view of the problems that we have had at Central with the vandalism and stuff I am just wondering if there is a correlation here between the construction workers leaving some of these windows unlocked or doors unlocked and is there anyone that polices that to make sure that when the construction workers have gone out that these windows and doors are locked. When we look at the amount of money that has been expended there through vandalism – what \$80,000 or \$100,000 I would like to find the root of where that comes from. How did this happen? How can it be that the place is so insecure that people can just go in there without really breaking in to enter? They went in through open windows and doors. I would just like to know if you people have done anything to look into this problem and how we can eliminate it or try to eliminate some of it.

Mr. Clougherty responded I wish I had a definitive answer and could say this is the solution to the problem. I have taken steps over the past week to try to tighten up the security as much as I can under my control. I met with Aramark's general manager this morning, as well as their zone manager that is in charge of Central High School. We went over perimeter locations and priorities and we went over their protocols as far as locking buildings and what have you. We concentrated on Central High School but we didn't stop there. We talked about all of the buildings and asked what exactly they were doing. The problem that we have at Central High School in particular at this point is that we have a lot of people there during the day. It is not just construction workers and it is not just custodians. There are also faculty members that are coming in and out and different youth organizations that are using the facility. We now have four teams as of August 15 that started their fall practices. Just a couple of weeks back we had I don't know how many kids sleeping in the cafeteria at West High School from the Drum & Bugle Corps. There are a heck of a lot of organizations that are using these facilities. I am

hoping that I can represent that once we get rolling and we are back to a night shift with our custodians that we will be able to have a little bit tighter control as well as with our construction workers because I have emphasized to Gilbane the necessity to arm the systems and make sure that their superintendents are walking around the perimeter of the facility to insure that they are locked up. Another thing that I stressed this morning with Aramark was not only do I want you walking the exterior to make sure the doors and windows are closed, I want you walking the interior as well. Just because a window looks like it is closed from the outside...it might be unlocked. Pull it open. So there are quite a few steps that we are taking in order to try to prevent any future incidents.

Alderman DeVries stated we have already touched on a couple of my questions so I will skip over to the Aramark contract. I believe they are doing the final clean up before school opens. If you recall last year there were quite a few complaints that the school teachers were having to come in, unload and ready their classrooms before they were in a state of readiness and available to them so there was overlap in their timeframe. Have we taken care of the problem this year so that will not occur?

Mr. Clougherty responded I am hoping that we will. That is part of the discussions that Kevin and I and Randy and Allan are going to have tomorrow. We have our weekly construction meeting. I want to know what the status is going to be at each of these schools and when and I am correspondingly going to be consulting with Aramark asking when they need to get into the facilities to get them cleaned. Gilbane's contract calls for them to augment the cleaning staff whenever necessary if they impede on the operations of getting the building clean. That is one of the areas that I am going to be pressing so that we don't have situations such as we did last year.

Alderman DeVries asked have they given you a timeframe so you know how much time they need to get the classrooms clean and ready.

Mr. Clougherty answered it is different at every location.

Alderman DeVries stated from what I understood from last year the school teachers a week prior are moving items back into the classroom so that would mean you have a day or two to have them clean and ready for the teachers. That was the problem. They weren't ready and the teachers were cleaning them themselves.

Mr. Clougherty stated at Beech Street for example they had 21 trailers there on Monday. Those trailers are gone except for one I think. The Superintendent was actually calling to have 20 of them removed so they are emptied and in school

with the furniture in place. Aramark is cleaning around the furniture and cleaning the furniture. I am hoping that we are avoiding that situation that you are talking about.

Alderman DeVries replied it was at Highland Goffe's Falls last year that I am referencing. Is Beech Street the only school that is in a comparable situation this year?

Mr. Clougherty responded definitely not. I haven't been to each school as of yet. Beech Street I visited yesterday and I was very happy with what I saw based on my previous visit two weeks ago. Maybe Kevin can talk about some of the other schools that should be of concern.

Mr. Foley stated I can say at each of the schools that we have moved the furniture significantly. We have laborers standing by basically. At Green Acres I was there late this afternoon walking through looking at punchlist items. The teachers are back setting up their rooms. We have a superintendent on the job site who made the offer to the principal and the teachers that if they need anything moved they are there to help. We do have staff at each school that have been helping with that. They are talking with the principals and letting them know that they are there. Whether the teachers take advantage of that or not, I don't know but we are there.

Alderman DeVries stated thank you for that information. I have an additional question. The Turner Report adoption for Highland Goffe's Falls, would that now be showing for...I noticed that for Highland Goffe's Falls you are on to the punchlist and I thought that had been incorporated into the timeline to be completed so shouldn't that be showing in the...should I be concerned that I am looking at Highland Goffe's Falls upcoming events being the punchlist when some of the authorized items haven't been completed or did you never incorporate that into this design-build timeline?

Mr. Clougherty responded you should be concerned because it is not done but it is incorporated. You don't see it specifically in here. We have had some issues incorporating one of the major items that is based in the Turner Report and that had to do with the addition of gas fired modulating units at the school. We spoke about this the other day. We have had a lot of difficulty trying to find a vendor or a manufacturer that can provide the piece of equipment that Mr. Turner is recommending and we basically got a recommendation from the manufacturer that told us you don't want to do that with these units, it is going to cost too much money, they don't have enough useful life. I actually got in touch with Mr. Turner yesterday. He said look at the report. Most of those are recommendations and it is not a deal breaker if you will if you don't incorporate 100% of them. We went

back and looked at the report and what he talks about is evaluating the feasibility of gas fire modulation. I explained to him some of the things that we were doing and some of the control strategies that we are implementing and I am going to continue to work with him in order to make sure that what we are doing meets with his recommendation. That is really centered around...that gas fire modulation has to do with heating control and things like that but other things in there like changing the color of the rooftop, Kevin was just telling me that is going to get done next week.

Alderman DeVries asked is that before school opens so that there won't be a fume issue with the students in the building.

Mr. Clougherty answered we will make sure that the units are off while that happens. We also have a proposal in front of us to incorporate different controls strategies – changing the discharge air temperatures and looking at the carbon dioxide controls to prevent over ventilation during the heating season. In order to implement those, it would have been unwise for us to do that and then look at the gas fire modulation so we have been holding off on executing that portion of the work because it is in excess of \$20,000 there. I want to make sure that we are not putting the cart before the horse. If we can change the gas fire modulation we want to do it all in one fall swoop with the controls. That is going to get done. We are going to implement the strategies that Mr. Turner is recommending and I will make sure that his buy in is incorporated.

Alderman DeVries asked so are you holding off on the punchlists until after those items are completed in case one impacts existing air handling.

Mr. Clougherty answered definitely not.

Alderman DeVries asked should I be concerned about that. Why wouldn't you wait until after the entire project is complete?

Mr. Clougherty asked to do this or to punchlist.

Alderman DeVries responded I guess I am not talking punchlist but the final closeout and I would think the punchlist is just immediately preceding the final closeout on the project.

Mr. Clougherty replied this isn't holding up closeout of the project. We still want to move forward with closing out the flooring issues and all of the other ventilation issues that we did. They are quite large in comparison to the closeout effort that is required for this small piece.

Alderman DeVries stated back to my original question did the amended items that were added with the Turner Report at Highland Goffe's Falls, was that ever incorporated into the design-build project.

Mr. Clougherty responded yes.

Alderman DeVries asked why would we be closing out if we haven't finished the entire project then. Something seems wrong with that.

Mr. Clougherty answered the closeout is a process of gathering information, checking the paint and things like that so we are closing out the portion that was in their base contract but we won't be closing out the entire thing until these things are done.

Alderman DeVries asked so we are not signing off saying everything is A-OK. The School Board members who are familiar with this, you are comfortable with that too? That closeout process does not mean that you are not revisiting the school?

School Committee Member Beaudry responded I don't know who you are asking but...

Alderman DeVries interjected the Chairman I guess.

Chairman Herbert stated I doubt if the School Board members are going to agree to anything until they are completely satisfied that the job is done properly.

Alderman Garrity asked Tim do you have a completion date for the recommendations from the Turner Report up at Highland Goffe's Falls.

Mr. Clougherty answered no but I don't think they will take more than two months from the time that we make the decision to move forward with those controls. I anticipate talking with Mr. Turner over the next week.

Alderman Garrity stated this Committee has been talking about it for a year – since last August and it is not completed yet. I am looking for a target date of when it is going to get completed.

Mr. Clougherty replied at this point I would probably say December 1 is a comfortable timeframe.

Alderman Garrity asked you are comfortable with December 1.

Mr. Clougherty answered yes.

Alderman Garrity asked, Tim, are you looking for action on these change orders that were just handed to us tonight.

Mr. Clougherty answered no, not necessarily. The major items that were reflected on this change order the Committee has previously taken action on. What these are is basically a notification that the work was incorporated into a change order and that it has been executed. These are for informational purposes.

Alderman Garrity stated we normally get this stuff before the meeting.

Mr. Clougherty responded that is correct but in this case like I was saying you have already taken action on all of these items. It was just neglected to be put into the report.

Chairman Herbert stated we do have a few things on the School District side that we would like to bring up for consideration by this Committee. Last night we had our Building & Sites Committee meeting and we had a review of the project as you have gotten tonight. We discussed the vandalism issues and as a result of that we made several recommendations that the Administration is going to be coming back to us with proposals for implementing but there are a couple of items we thought we would like to bring forward to the Joint School Buildings Committee for their consideration and hopefully their own vote to coincide with what Building & Sites voted on yesterday. There are two items. The first one is if you remember awhile back at Memorial we did some work for the locker rooms. We improved them and expanded them somewhat. We thought new lockers were going to be put in there big enough for football. Come to find out that that wasn't done or we didn't take the proper vote so we have an issue now where we have no football lockers for our locker room at Memorial. The Building & Sites Committee is recommending that this be done. We would like to bring this issue to this Committee. Mr. Beaudry, would you like to explain further?

School Committee Member Beaudry stated I went to see Mr. Raycraft today, the Athletic Director, and he pulled off some lockers that are suitable for football. The size of the lockers and the turnaround time is 5-6 weeks. I got a direct number to the individual who purchases the lockers and a cost per locker. The only thing we don't know is how many lockers we can get in there. I was down there talking with the coach today. He would like as many lockers as feasibly possible in that room. He doesn't know how many can actually be put in there because that overhead door is going to be removed and there is going to be an entry door. From what I understand there are like three walls that you can put lockers on. The locker sizes are 24" x 24" x 72".

Chairman Herbert called for a recess.

Chairman Herbert called the meeting back to order.

School Committee Member Beaudry voted to have the football lockers purchased and installed in the Memorial High School locker room with the money coming out of the furniture, fixtures and equipment line item. Alderman DeVries duly seconded the motion.

Alderman Porter asked what is the cost.

Mr. Clougherty answered we don't know what the cost is at this point. Mr. Beaudry has the cost for each individual unit and what I will do is work with DMJM to go out there and measure and figure out how many units we can put in there and then make that purchase. It is nothing like West High School - \$200,000 in lockers or anything like that. The units are \$185/piece.

Alderman Porter stated well I am just a little bit uncomfortable saying go ahead and then somebody says how much are they spending and I say I don't know it sounds like a good idea. Do you have a maximum amount that you anticipate? I heard \$10,000. Do you think \$10,000 would cover it?

Mr. Clougherty responded without knowing what the exact dimensions of the space are I am hesitant to say yes it is going to be \$10,000 or \$12,000. When we purchase equipment such as this we follow the procurement code regarding competitive bidding and things like that. It is nothing that is going through Gilbane. We are purchasing from equipment vendors and what have you.

Alderman Porter asked but there is enough in the F, F & E account to do that.

Mr. Clougherty answered yes I am very comfortable with that. It is like buying desks for classrooms.

Alderman Roy stated just to settle down the fears. On a worst case scenario at \$185/each, 75 lockers, which is far more than could ever fit in that space would be \$13,875. So we are looking at a cap just based on the square footage of the location and the amount of the lockers.

Chairman Herbert called for a vote on the motion to purchase and install football lockers at Memorial High School. There being none opposed, the motion carried.

Chairman Herbert stated the second item involves...everybody is aware of the issues regarding the break-in at Central or the walk-in or whatever it was - apparently there wasn't much breaking in to do and the damage that ensued as a result of that vandalism. Essentially from our discussion last night at Building & Sites it was moved and voted on unanimously that the City make an effort to gain reimbursement for some or all of the damages that we are going to be out of pocket on. There is a feeling that there was some negligence in not closing the school and not locking the doors. As has been said there are a lot of people in and out of there but there are certain groups that were much more prevalent than others and we feel it is worth the effort to see if we can gain some reimbursement on the money that we have to spend in order to help get ready for school as a result of the damage done. As an example, one of the things that was done at the school by whoever these vandals were was they essentially...there was a stampipe that the turned on and flooded a good portion of one of the buildings, the Classical Building's floor, causing substantial damage to the flooring in the immediate area. The stampipe was charged and ready to go. There was no cap on it. Usually there is a cap and a tool you would need to do what those kids did but whoever had installed it and charged it walked away from it and just left it as is and we feel very strongly that whoever that was is at least partially responsible for the damage that ensued. We would like to have a motion to seek some sort of reimbursement.

Alderman Roy asked is there language for a motion that you would like to put forward.

School Committee Member Beaudry moved that the City and School District seek reimbursement for the total or partial costs of damages incurred at Central High due to negligence of any third party. Alderman Roy duly seconded the motion.

Alderman Garrity asked did you have a Building & Sites Committee meeting last night or a full Board meeting.

Chairman Herbert answered Building & Sites.

Alderman Garrity asked isn't action required by the full School Board before we take action. Doesn't it have to be endorsed by the Board of School Committee as a whole?

Chairman Herbert stated the feeling was actually that the motion would be very proper to come out of this Committee.

Alderman Garrity stated I don't have a problem with the motion. I don't know what the City Charter says about School Board rules.

Chairman Herbert stated the policy is a City policy actually. It is an insurance policy and it is the City that will...

Alderman Garrity interjected but it is a request from the Building & Sites Committee am I right.

Chairman Herbert answered yes.

Alderman Garrity stated I would think that has to be endorsed by the full Board of School Committee first don't you think.

Chairman Herbert responded that wasn't the feeling that we had last night.

Alderman Roy stated under our Charter it says while the schools are under construction they are under the purview of this Committee. The Building & Sites Committee was more just being proactive but it should almost come here and then go there.

Alderman Garrity replied I understand what our responsibilities are on this Committee. This is the third time I sit on it. I just think it would be the Board of School Committee recommendation also before it came to us.

Deputy Clerk Normand stated this Committee can certainly make recommendations that it deems fit. You have authority to make these recommendations if the motion is coming from the Committee.

Alderman Garrity asked this Committee.

Deputy Clerk Normand answered correct.

Chairman Herbert stated that was the feeling last night that this was really the proper Committee to make that recommendation.

Alderman Garrity stated I don't have a problem with the motion. I would think that the full Board of School Committee would have a say on the matter. I don't know how anyone else feels but that is how I feel.

Alderman DeVries stated my thought was that we could take a vote on it and if there is a question with the Charter and whether the full School Board should weigh in on it then you could go back to your full Board with the recommendation not just from Building & Sites but from this Committee as well. If you don't need the full School Board vote because somebody looked at it and said it wasn't necessary, then you don't need to go there.

Alderman Garrity stated the only reason I say this is because the actions of this Committee are on our full Board agendas for the Mayor and Aldermen. If it is on there for action and we do take action on it as a full Board...I would think that the Board of School Committee would have to take full action from a request of this Committee also or a motion and an action by this Committee. I know we have to do it on the Aldermanic side.

Chairman Herbert replied our motion last night was to show this Committee that we fully support it, we being the Building & Sites Committee, so I am not sure that that item will get to the full School Board agenda. We did it in order to come to you tonight saying we unanimously think this is a good idea and we respectfully request such a motion to come out of the Joint School Buildings Committee.

Alderman Garrity responded it sounds to me like you are putting the cart before the horse. That is why you have a Building & Sites Committee...

Chairman Herbert interjected I understand your point. I am just telling you how we were thinking about it last night.

Alderman Garrity stated maybe we can add that to the motion saying pending School Board and BMA approval.

Alderman Roy stated I am very agreeable to adding that but one of the things that the School District is doing is the investigation is led by the City side, Red Robidas. So by this Joint School Buildings Committee and then the Board of Mayor and Aldermen, we are authorizing a City employee, not a School District employee, to follow-up on the investigation. So it really is in the purview of this Committee and the Board of Mayor and Aldermen more so than the School Board.

Chairman Herbert replied that was our feeling but we don't have a problem amending the motion.

School Committee Member Beaudry stated I think Risk Management is going to be the one doing the investigation along with Red Robidas but it is going to be coming through the Risk Management office and then charged back to the School District for whatever the cost is. It is really going to be coming from you people to us.

School Committee Member Beaudry moved to amend the motion to state that the City and School District seek reimbursement for the total or partial costs of damages incurred at Central High due to negligence of any third party subject to BMA and School Board approval. Alderman Roy duly seconded the motion.

Chairman Herbert called for a vote on the amendment. There being none opposed, the motion carried.

Chairman Herbert called for a vote on the motion as amended. There being none opposed, the motion carried.

School Committee Member Beaudry stated I now want to bring up some issues regarding Highland Goffe's Falls School if I may. A lot of my questions were answered but I just had handed out a sheet of the recommendations from the Turner Report. Tim, could you briefly go over that and tell us if anything on that sheet has been done and if they have been, which ones. You said that all of these twelve will be done by December 1 correct? I just want to go over the timeframe, which somewhat concerns me. The School Board accepted this report in July. The report was done in June last year and we accepted it in July and said that we wanted to have all of the recommendations implemented. As you can see on the Turner Report the first set of recommendations were supposed to be set before the reoccupancy of the September 2004 school year, which has already gone by. I brought that up on August 24 to this Committee and Mr. Clougherty said they were looking at it and it was going to get done after school was in session. Then I brought it up again before this Committee on March 22. Mr. Clougherty stated that he was going to do this this summer and apologized for not getting it done in a more timely fashion. Then I brought it up again in June of this year and asked when this was going to be done. Here we are in August and school is going to start in roughly two weeks and the majority of the stuff that was supposed to be done in September of last year has still not been accomplished and I am wondering what is going to be done for the recommendations for the winter that was supposed to be done last year. I know I put a lot of information out there but if you can answer those questions. What stalled this whole project for over 12 months?

Mr. Clougherty stated item 1 is done or will be done next week. That is the painting of the roof.

School Committee Member Beaudry responded it is not done but it will be done next week.

Mr. Clougherty replied right. Item 2 is not done. That is part of the control changeout that we are waiting for information from the unit manufacturer on. Items 3, 4, 5, 6, 7 and 8 are done. Items 10, 11 and 12 are done and Item 9 will be done along with the control changeout. So Items 2 and 9 will be done by December 1.

School Committee Member Beaudry stated the other question I have is a recommendation from the Turner Report for Bakersville and Beech Street school relative to the asbestos abatement. It stated in the Turner Report, that is one of the concerns they had as far as the cleaning of the schools after the abatement. I know that at Bakersville there are still people in there. Is that school going to be cleaned with the HEPA filters and how it was recommended by Turner so that when the students come in there will be no dust or asbestos particles on the floor, desks or for the teachers, faculty and students to be breathing in.

Mr. Clougherty responded I am not familiar with what Mr. Turner recommended for Bakersville or Beech Street but what I can tell you is that we have certified industrial hygienists that monitor the abatement activities before, during and after the activities are complete. They compare relative samples to make sure that the air quality is acceptable at all times, both before and after, as well as outside the containment during the abatement process. Wipe samples are taken. They refer to it as aggressive sampling. They will literally go into a space...when a space such as this room is abated, the entire room is covered in plastic from floor to ceiling. All of the floors are covered and all of the ceilings are covered depending on...say you are abating the ceiling. All of the floors are covered. They are all covered with two layers of plastic. The items are wetted and they are removed by various means and methods. If it is ceiling tile they are torn down. They then remove that material in large bags that are designated regulated waste/hazardous waste. After all of that is complete they suck up all of the dirty water and all of the dirt that was created from that. Once that is complete and they think they are somewhat clean, they peel down the first layer of the plastic, roll all of that up and throw that out as regulated waste. They clean again with a HEPA vacuum and HEPA filters are running this whole time to create a negative air environment meaning that the only thing you are doing is taking air from the space outside into the containment structure. Nothing is going out of the containment. Once they are down to that last layer of plastic they clean again and then they call in the industrial hygienist. He comes in and lets say it was a ceiling project where you have got exposed bar joists and duct wiring and whatever else could be in a structure. A lot of times I have seen them come in with a leaf blower and they blow anything that they can. Any dust that was residual. If it was from 1972 when the school was built they try to get at it because it is their name on that report that says yes the air is clean and once that is done they are constantly taking samples of the air. Those get sent out. They get analyzed in the most stringent methods available. It usually takes a 24-hour turn around. It is not something you can just look at. Once those are analyzed by the lab and the lab says yes the air is clean then they call that clean air and they can take the last layer of plastic down and go home. It is much more intensive than I think Mr. Turner gets into as far as air quality.

School Committee Member Beaudry stated I got a call today from Arthur Adamakos and apparently that discussion we had yesterday about that piece of asphalt and moving the guardrail. He stated to me that he still wants that. He called me today and said that he talked to you several months ago and you told him that it met the Fire Marshall's criteria and that is what was in the specs but he still believes and I did talk with our Fire Prevention Officer and they were talking about putting fire lanes all around the school but they couldn't because of the tennis courts. Arthur Adamakos says that he believes and I have to concur that that strip that is down there is very narrow and if they have to get a ladder truck in there it may meet the minimum standards under the Fire Marshall but if you have to get a ladder truck in there that building now is basically three stories high in the back of that north end of the building and it is going to be extremely difficult to operate a ladder truck with that strip down there. With that being said, Arthur said that he would like it and I would like to move that we move the guardrail to the very edge of the field to give more room for the people egressing and add another strip of asphalt adjacent to the strip that is down there to the end of the north end of the building. That would give them sufficient space for emergency vehicles and for their students to egress out of that building and congregate somewhere because there is just not enough space in the principal's eyes and I have to concur with what I saw down there. I will move that if somebody wants to second it.

School Committee Member Langton duly seconded the motion.

Chairman Herbert asked do we know what that would cost.

Mr. Clougherty answered we have no idea.

School Committee Member Beaudry stated if you look back in our minutes, I brought this up previously. The last motion that was made here was for Tim to get a cost and bring it back.

Mr. Clougherty responded the last motion that was made, I believe, was for me to consult with the principal relative to the life safety implications of where that guardrail is. Apparently there is some miscommunication here. What I will do is I will go out and meet with the principal again. If he wants the guardrail moved, I will measure how far he wants it move and what the cost is.

Chairman Herbert stated I want Arthur Adamakos to come here and tell this Committee that is what he wants. He is saying one thing and Mr. Beaudry is saying another thing.

Alderman DeVries asked is there a way to expedite that.

School Committee Member Beaudry stated I did tell Mr. Adamakos that I was going to bring it up tonight. If he wants this thing he has to step up to the plate and say he wants it and he said he would. I don't have a problem with that.

Alderman DeVries stated it would seem that the question is whether or not the apparatus can reach the rear of the building and set up with the outriggers and such. Maybe the only way to answer that is going to be asking them to come down and go through the operation and prove that it can or cannot be done. I remember at Southside with the fire lane in the rear the discussion of whether a school bus could actually make that corner and we were all amazed that the school bus actually made the corner at the rear of that building. That would be my suggestion also. If we think it is not going to happen I would think that they would do that for us if somebody put a phone call in and one of the school buses came over.

Alderman Porter asked what has the Fire Department said about this. Whether Principal Adamakos wants it or not is one thing but...

Mr. Clougherty interjected it has been approved.

Alderman Porter stated if they recommended that it is necessary to be done then I don't see a problem.

Chairman Herbert stated what has been done is what they approved.

Mr. Clougherty stated the approval comes from the State Fire Marshall office. I don't believe it is a direct approval from the Manchester Fire Department but in most instances they are consulted with and work closely with the State Fire Marshall's Office. At some point in time the regularly authority having jurisdiction did approve the drive as it is laid out.

Chairman Herbert stated my understanding is that that approval has already been done.

Mr. Clougherty responded we have a Certificate of Occupancy for that building.

School Committee Member Beaudry stated the concern that Mr. Adamakos raised with me today was not just the fire apparatus but the egress of the students coming out of there where they are going to stand and where they are going to go. There is no place for them. They have a guardrail up there and the kids would have to jump over the guardrail. His main concern also is the safety of the students egressing out of that building because there are two exits from the bottom floor

and from the top floor coming down to that same location and he feels it is a safety issue.

Alderman Porter stated I would support having Mr. Adamakos coming to this Committee and presenting his case. I think that as the principal he certainly has the right to express his views.

Chairman Herbert asked would that come before this Committee or Building & Sites.

Alderman Roy answered it depends on where the money is going to come from.

School Committee Member Beaudry stated it would come from contingency I would assume.

Alderman Roy asked if in Mr. Clougherty's conversation with Mr. Adamakos he is going to come here to expedite this if this is approved could we get some ballpark numbers of what he is looking for and what the change has been from 20 years ago when I was at Memorial. It was safe then. Why is it not safe now? I would like an explanation on that.

School Committee Member Beaudry stated well this is the new addition.

Alderman Roy responded right but it is still the original doors on the lower level.

School Committee Member Beaudry responded not is it a brand-new addition.

Chairman Herbert asked do we have to move this or is this just a request at this point.

School Committee Member Beaudry stated I will withdraw my motion. It is a good idea to have Mr. Adamakos come here.

Alderman Garrity stated why don't you do a phone poll. Put some information together, put it in writing and let's do a phone poll before the asphalt plant closes.

Chairman Herbert responded I don't know when I should take you seriously.

Alderman Garrity replied I am serious. The asphalt plant is going to close pretty soon in October.

Chairman Herbert stated we are still not going to hear from Mr. Adamakos that way.

Alderman Garrity responded put it in writing, the request, and put some estimates together and do a phone poll and be done with it.

Chairman Herbert stated but we can't ask him questions that way and I would like to see him in person. We have been hearing this for a couple of months and it is he said and every time we get a report that is different and I would just like to hear Arthur Adamakos in his own voice tell us what he thinks rather than having it filtered through other people.

Alderman Garrity stated I think if it is a problem with egress and students and teachers getting out of there, school opens in two weeks so let's just get it approved with a phone poll. We have to wait until next month? What happens if there is a fire in the building on the first day of school God forbid?

Mr. Clougherty responded I just want to make sure everybody is aware of the area we are talking about. There were two portables there that we have since removed, thereby, providing additional muster area for any event. I don't think the situation is as grave as one may assume.

School Committee Member Beaudry stated again I don't want to speak for Mr. Adamakos but what he told me today was he was afraid...you know he supports this but when he talked to Tim initially there were other concerns that were more pressing than that piece of asphalt so that is why he didn't bring it up until Committeewoman Labanaris and I visited the school about three weeks ago and that is when he addressed that issue with us and said he would still like to have it. He told Tim he didn't want it and he called me today saying he still wants it as long as he is not going to lose out anywhere. He would like that means of egress widened. He called me and that is what he said.

Chairman Herbert stated this is fun but what does the Committee want to do. Do you want to have a phone poll? How do we want to do this?

School Committee Member Beaudry stated the only concern I do have is as Alderman Garrity was saying if we are going to wait until next month you are talking September and if we don't have numbers by then you are looking at another month and the asphalt plants do close by November. Some of them may stay open but then you have weather problems and everything and school is going to be in at that time.

Mr. Clougherty responded we have plenty of time before the asphalt plants close.

Chairman Herbert stated then as a Committee we will request that Mr. Adamakos be invited to our next meeting.

School Committee Member Langton stated I just want to address Central High School again. We talked about it quite a bit last night in regards to the break-in or walk-in or whatever it was but tonight we brought up that it may have been school activities that left it open or maybe the band came over and opened up the windows. There were 11 windows or doors open. The break-in was on the 12th, 13th and 14th. School activities don't start until the 15th. Nobody is doing sports or anything. I don't think we can say it was school activities or the West High band or anybody that came over. I think it is pretty clear that it was either Aramark or Gilbane that left those windows and doors open. Tonight I heard that it might have been school activities or something else but I know last night we went into great detail and we pretty much declared that it was either one of those two people that left those open.

Mr. Clougherty responded if it is that clear then I am sure our insurance adjuster will find accordingly.

School Committee Member Langton replied I am just saying that tonight I heard it might have been school activities and I don't think there are even school activities going on until at least the 15th of August. Is that true?

Mr. Clougherty responded I don't believe that is true no. There are a lot of different parties in these schools. Yes, Gilbane is in there and yes, Aramark is in there. Yes, Aramark are the last people out on a lot of nights and I am doing everything to make efforts to make sure that they are securing the facilities. All I was saying was that on any given day before 2:30 PM there are a lot of parties in there and once we get into the school year there are going to be a lot more parties and those parties are going to extend into the night when you have different sports activities and different CYO groups and PTA and PTO groups so the responsibility for securing the facilities lies in very many hands. As Mr. Sanders alluded to last night, it needs to be a coordinated effort between all of those parties to make sure that the facilities are secure.

Mr. Clougherty stated we have one other item. The War Memorials at Central High School. We were asked to bring forward from the Building & Sites Committee our proposal to reinstall war memorials at Central High School. You have a proposal in front of you with some rough structures of where they are being proposed. It is for the Committee's consideration. I don't think there is any urgent nature in getting it approved – not from a construction perspective. The Building & Sites Committee and perhaps some of the School Committee members may feel otherwise but we have had this for some time. You can see the dates on

it. We haven't been sitting on it. There are a lot of parties that had a lot of input to come up with this final design so we are hoping that no further design is necessary and that the only consideration will be the cost.

Chairman Herbert stated it is my understanding that Dr. Keos is fine with this.

Mr. Clougherty responded Allan and Dr. Keos have become good friends.

Allan Jefferson stated I did send an e-mail to Dr. Keos. He had a few questions and I e-mailed him my response. Basically he was asking about color, material in reference to granite and the cost that this represents. Also, based on the other options presented he asked questions relative to why this cost has escalated compared to other proposals that he saw prior. It mostly had to do with the fact that the other proposals were presented at a raised platform for the monument to sit on. It is his preference to avoid the platform and have it just on a slab. In doing that, it increases the size. I haven't heard back from Dr. Bass since July.

School Committee Member Beaudry stated the concern I have is that the motion that was made at the Building & Sites Committee was that...I believe it was Tim who was supposed to get in touch with Dr. Keos and whatever plan was agreed upon that is what we were going to go with.

Mr. Jefferson responded this sketch is based upon that meeting. That meeting was on May 23. We met directly thereafter and this is a result of that meeting.

School Committee Member Beaudry asked but Dr. Keos has not responded to your last e-mail on some of the changes. He is saying he wanted granite and this is going to be cement?

Mr. Jefferson answered it is going to be concrete.

School Committee Member Beaudry asked was he held fast on this granite.

Mr. Jefferson answered I haven't heard anything.

Mr. Clougherty stated this plan has changed several times since the May 23 meeting. Allan has met with Dr. Keos. Lavalley-Brensinger has provided redesign plans. They are of the understanding that everyone had concurred on the plans and once they were submitted back more changes were made. This is about the fourth generation of these plans. If we need to do any further design we need to have all of the parties at the table, draw up the design, sign it and then bring it to this Committee because a significant amount of manpower has been wasted on this design. It is understanding...we forwarded it to all of the Administration at the

School District and to the parties that were involved. We have received no negative comments. At this point in time we feel that this is the proposal that should stand or the design that should stand.

Alderman Roy stated I am going to make an assumption and I hate to make assumptions but I am assuming this is in front of us because we are looking to take the \$24,000 out of contingency in order to pay for this.

Mr. Clougherty responded that would be correct.

Alderman Roy so I appreciate all of the time that was put into the design of this. Location at Central High School?

Mr. Clougherty responded this is on the south side, the south elevation of the Classical Building, which would be the north side of the courtyard area. North of Abe Lincoln.

Alderman Roy asked and we are creating this circular area that will be how high.

Mr. Clougherty answered 24”.

Mr. Jefferson stated the actual surface itself will be the same as the existing plaza.

Alderman Roy asked so the memorials will actually be at grade level in a newly created grade area.

Mr. Jefferson answered yes. That was Dr. Keos’ request.

Alderman Roy asked and then the wall behind it would be 24” high.

Mr. Jefferson answered roughly.

Alderman Roy asked and beyond that 24” what elevation does that drop to.

Mr. Jefferson answered that is just a gentle slope up.

Alderman Roy asked so there are no safety considerations. Does this and this would be a great question for our Solicitor. Can this come in front of our purview since it is more of a creation than a change order?

Chairman Herbert answered yes.

Alderman Roy asked so when this was removed it came out of the bond, therefore, replacing it should come out of...

Chairman Herbert interjected there was an existing memorial.

Mr. Clougherty stated besides that action has already been taken by the Building & Sites Committee to incorporate it.

Alderman DeVries stated I think I heard the answer to this but I see this located between the stairways and you are talking concrete. Do we have to worry about the degradation of the concrete from the salt in the winter or is the location and grading around it going to prevent the breakdown of the material? Has that all been considered? I couldn't really follow the retaining wall and I am just looking at the schematics. I see two stairways and a walkway.

Mr. Clougherty responded we didn't use any salt on that plaza. The whole thing is concrete. That is one of the things I have to watch during the wintertime.

Alderman Roy stated not to belay this issue but where this is a permanent war memorial through the design discussions has this been chopped up or cut up due to pricing or what Dr. Keos' original idea was for this memorial. Granite war memorials are beautiful but they are also costly. Is that why the granite is not being used and is that fairly short sighted on the City's and School District's behalf? What was the original intent of this memorial?

Mr. Clougherty responded we didn't have an original intent. This was created from scratch. There is no base idea of how to incorporate the war memorial into the project. The parties that we were talking about – Lavalley, Dr. Keos and Allan...Lavalley came up with the idea and we made some comments and Dr. Keos made some comments and those comments were incorporated. At this point in time I think the only thing that we were considering was the cost of the granite versus the cost of concrete and we thought that the concrete would be the best economical choice.

Alderman Garrity moved to approve the funding for the war memorial. Alderman Porter duly seconded the motion.

School Committee Member Beaudry stated I know that one of Dr. Keos' concerns was with the expansion of this memorial. Is there room for expansion once this thing is set – the concrete and that?

Mr. Clougherty responded this isn't a war memorial that has names on it...

Mr. Jefferson interjected there are names on it.

Mr. Clougherty stated but these are names from World War II.

School Committee Member Beaudry responded they have a Vietnam memorial and Korean memorial and we had a Marine from Central High who just died in the Gulf War.

Mr. Jefferson stated that is correct, however, we looked at different options and based on input from everyone this is what we came up with.

School Committee Member Langton stated I was under the understanding that Dr. Keos was going to sign off on this. Did he sign off on this design?

Mr. Clougherty responded we haven't heard back from him since mid-July when the design was sent over after his last round of comments.

School Committee Member Langton asked was the original intent to have him sign off on whatever was agreed to.

Chairman Herbert stated the original intent was to have them get together and come up with a common design. My understanding is that that has been done more than once.

School Committee Member Langton asked is there a reason why he hasn't signed off.

Mr. Clougherty replied you would have to ask him.

School Committee Member Langton asked why don't we take this drawing and send it to him and ask him to initial it.

Mr. Clougherty stated we will follow-up on it again.

Alderman Roy stated I would just ask...where Dr. Keos has been involved in this that we have, not to use concrete or granite as a statement but concrete reassurance that he has approved this and with his approval I would definitely support this and support the funds for it but until that time I would have to hold back my approval since he has been so involved.

Chairman Herbert stated well we will wait for approval from Dr. Keos on this proposal. At some point I think we have to do something and waiting...it has been

over a month in his...I don't know where it has been but I think he would have responded by now.

There being no further business, on motion of Alderman DeVries, duly seconded by Alderman Roy it was voted to adjourn.

A True Record. Attest.

Clerk of Committee